



## 28 TIMBERS CLOSE, BRAINTREE CM77

OFFERS IN EXCESS OF £550,000

### 6 Bedrooms | 2 Bathrooms | 2 Receptions

Welcome to this stunning FAMILY home in the sought-after area of Timbers Close, Great Notley, Braintree. This impressive DETACHED house boasts SIX bedrooms, perfect for a growing family or those needing extra SPACE. As you step inside, you'll be greeted by TWO inviting reception rooms, ideal for entertaining guests or relaxing with your loved ones. The property features TWO bathrooms, ensuring convenience and comfort for all residents. One of the standout features of this property is the DOUBLE GARAGE, providing ample space for parking or storage. The LARGE living space offers plenty of room for creating cherished memories with family and friends. Located in the PICTURESQUE area of Great Notley, this property offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. Take advantage of the opportunity to make this BEAUTIFUL house your new home. Contact us today to arrange a viewing.



## Entrance Hall

Stairs rising to first floor, tiled flooring, storage cupboard, radiator, doors to:

## Cloakroom

tiled flooring, wash hand basin, WC, radiator.

## Lounge 23'8 x 11'7 (7.21m x 3.53m)

Carpet flooring, double glazed windows to front & rear, two radiators, feature fireplace, opening to:

## Dining/ Family Room 14'3 x 10 (4.34m x 3.05m)

Carpet flooring, radiator, bi fold doors to rear.

## Kitchen/ Diner 23'9 x 10'10 (7.24m x 3.30m)

Tiled flooring, wall & base units with inset one and a half stainless steel sink, spaces for cooker, washing machine & fridge/freezer, integrated dishwasher, radiator, double glazed windows to side & rear, french doors to garden.

## First Floor

### Landing

Carpet flooring, stairs rising to second floor, double glazed window to front, doors to:

### Bedroom One 17'1 x 14'1 (5.21m x 4.29m)

Carpet flooring, double glazed window to front, radiator, two built in wardrobes, double mirrored sliding doors wardrobe, door to:

### Ensuite

Laminate flooring, double shower enclosure, hand wash basin, WC, radiator, double glazed window to side.

### Bedroom Two 11'8 x 11'8 (3.56m x 3.56m)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Three 13'6 x 8 (4.11m x 2.44m)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Six 10'7 x 5'11 (3.23m x 1.80m)

Carpet flooring, double glazed windows to front, radiator.

## Bathroom

Laminate flooring, bath with shower over, hand wash basin, WC, chrome towel radiator, airing cupboard, obscure double glazed window to rear.

## Second Floor

### Landing

Carpet flooring, double glazed window to front, velux to rear, radiator, doors to:

### Bedroom Four 14 x 10'11 (4.27m x 3.33m)

Carpet flooring, double glazed window to side, two velux to rear, radiator.

### Bedroom Five 13'5 x 10'11 (4.09m x 3.33m)

Laminate flooring, two double glazed windows to side, two velux windows to rear, radiator.

## Exterior

### Front

Blocked paved driveway.

### Double Garage

Double garage with electric roller door, power & lighting connected.

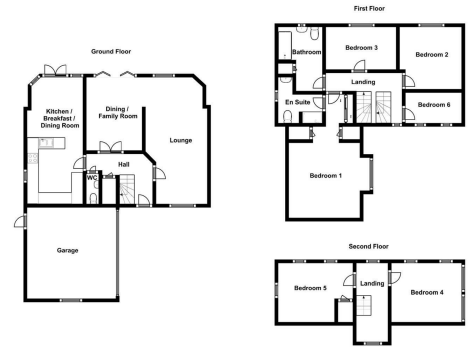
### Garden

Paved patio with steps up to further patio area, remainder laid to lawn, shrub borders, door to Garage, side access gate.

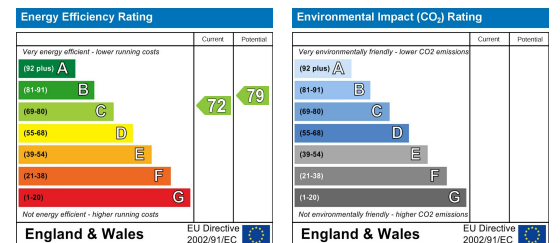
## Area Map



## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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